



STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of Four Hundred Eighty Thousand & NO/100 DOLLARS (\$480,000) to the undersigned **COMPASS BANK**, an Alabama banking corporation (the “Grantor”), in hand paid by **AFK LAND, LLC** (the “Grantee”), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its heirs, successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the “Property”).

All of the above recited consideration was paid from the proceeds of a mortgage loan
SUBJECT TO: closed simultaneously herewith.

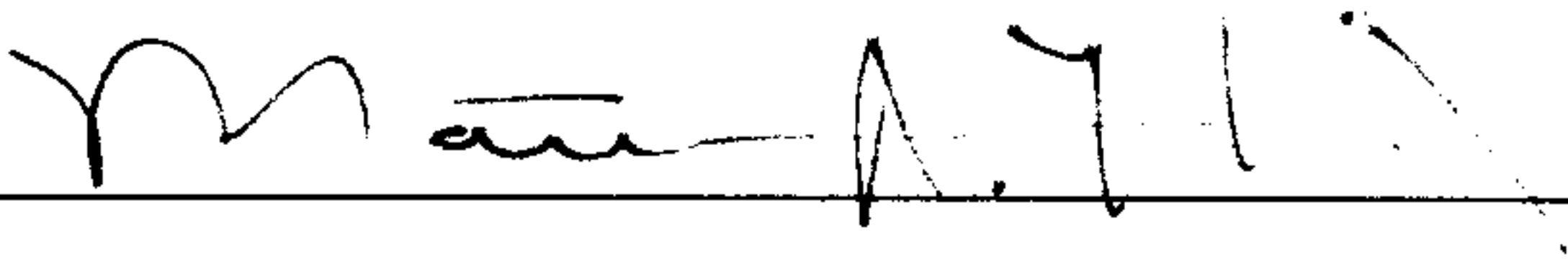
1. Current ad valorem taxes.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
6. Any outstanding rights of redemption, including without limitation any statutory right of redemption running for a period of one year from the foreclosure of the Property.
7. The Property is conveyed "As is" and "where is", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, other than statutory warranties of title, concerning the Property or this conveyance from or on behalf of Grantor;
8. To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property or the title to the Property, other than statutory warranties of title, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.
9. To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.
10. Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.
11. Grantor shall not be liable to the Grantee for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantee and Grantee's heirs, successors and assigns forever;

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 23rd day of November, 2011.

GRANTOR

COMPASS BANK

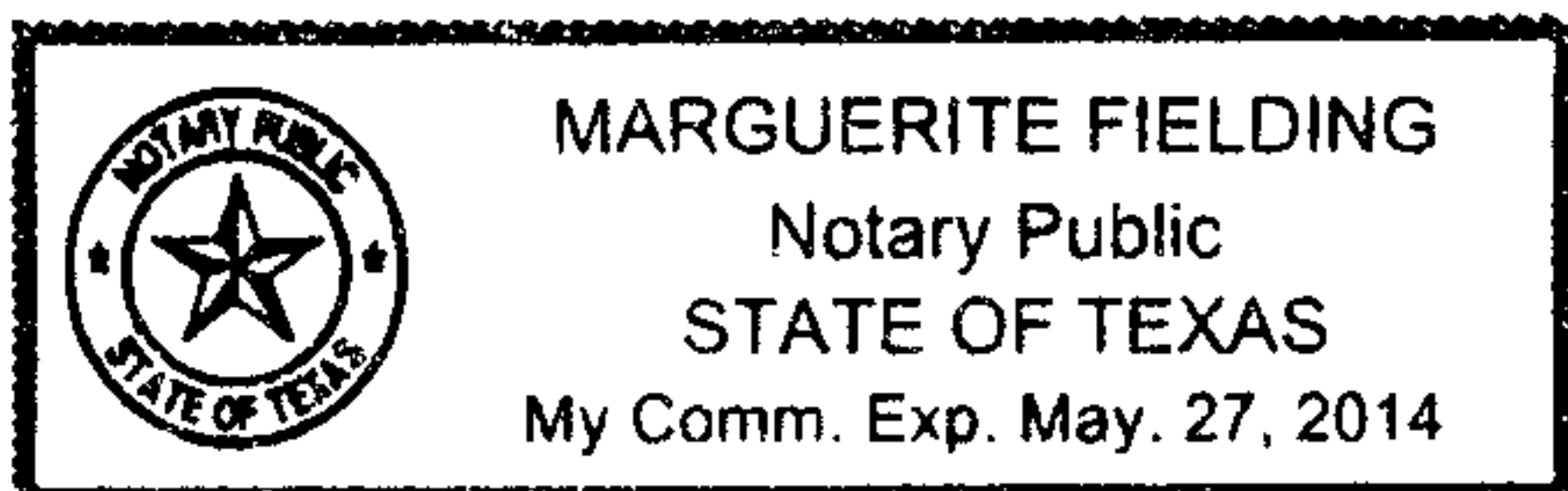
By: 
Name: MATTHEW HICKEY
Its: Vice President

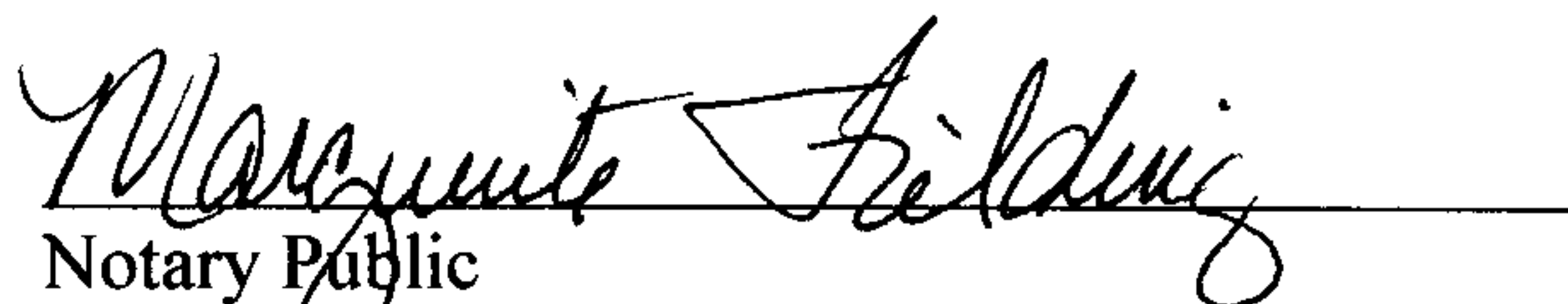
STATE OF TEXAS)
COUNTY OF DALLAS)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MATTHEW HICKEY, whose name as Vice President of Compass Bank, an Alabama banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such Vice President and with full authority, executed the same voluntarily for and as the act of said banking corporation.

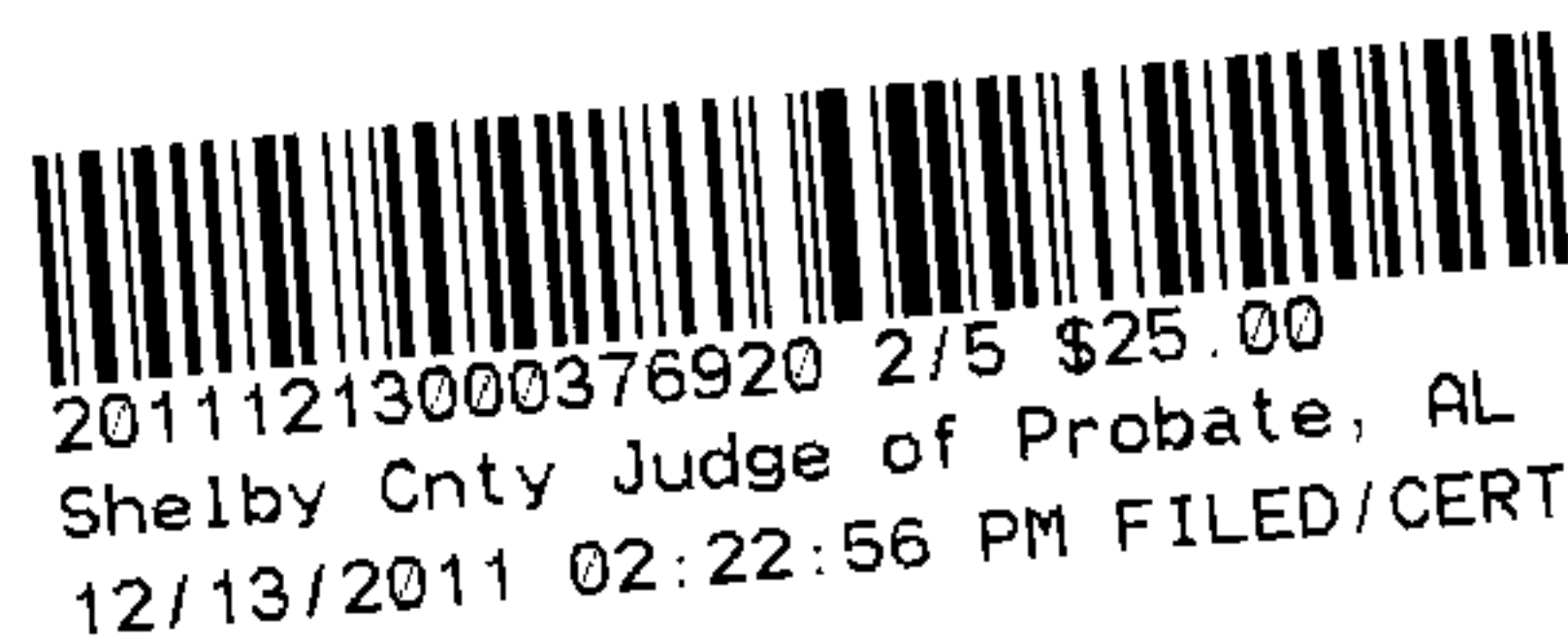
Given under my hand and official seal this the 23rd day of November, 2011.

AFFIX SEAL




Notary Public

My commission expires: _____



This instrument was prepared by:
Stephen W. Stallcup, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203-2618
(205) 254-1000

Exhibit A



20111213000376920 3/5 \$25.00
Shelby Cnty Judge of Probate, AL
12/13/2011 02:22:56 PM FILED/CERT

Legal Description

Two parcels of land situated in Sections 18, 19, and 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL I:

Commence at the NE corner of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 01 degrees 12 minutes 28 seconds West along the East line of said Section for 325.93 feet to a point on the South right of way of County Road 16, said point also being the point of beginning; thence South 01 degrees 12 minutes 18 seconds West for 993.80 feet; thence South 01 degrees 15 minutes 47 seconds West for 264.04 feet; thence South 49 degrees 10 minutes 23 seconds East for 185.02 feet; thence South 52 degrees 34 minutes 10 seconds East for 108.79 feet; thence South 57 degrees 48 minutes 50 seconds East for 56.02 feet; thence South 61 degrees 54 minutes 57 seconds East for 86.19 feet; thence South 60 degrees 49 minutes 04 seconds East for 263.71 feet; thence South 01 degrees 37 minutes 27 seconds West for 666.65 feet; thence South 89 degrees 42 minutes 23 seconds West for 583.98 feet; thence South 01 degrees 05 minutes 07 seconds West for 480.00 feet; thence South 01 degrees 13 minutes 05 seconds West for 230.01 feet; thence South 01 degrees 18 minutes 03 seconds West for 1210.55 feet; thence North 89 degrees 53 minutes 00 seconds West for 1958.47 feet; thence North 89 degrees 45 minutes 46 seconds West for 131.69 feet; thence North 16 degrees 49 minutes 41 seconds East for 21.66 feet; thence North 73 degrees 47 minutes 13 seconds East for 82.72 feet; thence North 31 degrees 23 minutes 29 seconds East for 61.59 feet; thence South 84 degrees 34 minutes 54 seconds East for 91.11 feet; thence North 71 degrees 26 minutes 13 seconds East for 65.63 feet; thence North 03 degrees 02 minutes 51 seconds East for 21.82 feet; thence North 34 degrees 17 minutes 16 seconds West for 494.25 feet; thence North 73 degrees 17 minutes 16 seconds West for 1956.45 feet; thence North 01 degrees 13 minutes 04 seconds East for 950.99 feet; thence North 01 degrees 13 minutes 27 seconds East for 1410.45 feet; thence South 86 degrees 43 minutes 04 seconds East for 1328.86 feet; thence North 01 degrees 17 minutes 13 seconds East for 1327.71 feet; thence South 86 degrees 37 minutes 19 seconds East for 263.91 feet; thence South 86 degrees 38 minutes 53 seconds East for 1065.66 feet; thence South 01 degrees 07 minutes 16 seconds West for 659.86 feet; thence South 86 degrees 23 minutes 23 seconds East for 497.24 feet; thence South 01 degrees 09 minutes 34 seconds West for 660.78 feet; thence South 86 degrees 48 minutes 00 seconds East for 500.00 feet; thence North 01 degrees 15 minutes 39 seconds East for 1259.79 feet; thence South 48 degrees 28 minutes 03 seconds East on the chord of a curve to the left with a radius of 2265.00 feet and a delta angle of 10 degrees 51 minutes 36 seconds for a distance of 428.67 feet to the point of beginning.

LESS AND EXCEPT A PARCEL OF LAND SITUATED in the SE 1/4 of the SE 1/4 Section 19, Township 22 South, Range 2 West, Shelby County, Alabama, and being

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more particularly described as follows: Commence at the Southeast corner of Section 19, Township 22 South, Range 2 West said point also being the Point of Beginning; thence North 89 degrees 53 minutes 01 seconds West along the south line of said Section for 200.00 feet; thence North 45 degrees 42 minutes 31 seconds East for 285.75 feet to a point on the East line of said Section. Thence South 01 degrees 18 minutes 03 seconds West along east line of said Section for 200.00 feet to the Point of Beginning.

PARCEL II:

Commence at the SE corner of Section 18, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 86 degrees 36 minutes 58 seconds West along the South line of said Section for 1152.06 feet to the point of beginning; thence North 86 degrees 34 minutes 19 seconds West for 174.93 feet; thence North 01 degrees 06 minutes 34 seconds East for 1655.36 feet; thence South 35 degrees 10 minutes 46 seconds East on the chord of a curve to the right with a radius of 1060.00 feet and a delta angle of 16 degrees 00 minutes 54 seconds for 295.32 feet; thence South 01 degrees 06 minutes 34 seconds West for a distance of 1424.40 feet to the point of beginning.

PARCEL III:

A parcel of land situated partly in the Southwest quarter of Section 19 and partly in the Northeast quarter of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest Corner of the Northeast quarter of the Northeast quarter of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 89 degrees 16 minutes 55 seconds East along the North line of said Section 5 for a distance of 957.49 feet to the Point of Beginning of the property hereon described; thence continue along the last described course for a distance of 773.04 feet to a point on the North line of Section 4, Township 24, Range 13 East; thence leaving said North line run South 03 degrees 54 minutes 20 seconds East for a distance of 809.69 feet; thence run North 87 degrees 20 minutes 23 seconds East for a distance of 1002.50 feet; thence run North 04 degrees 02 minutes 37 seconds West for a distance of 775.76 feet; thence run South 89 degrees 25 minutes 55 seconds West for a distance of 130.17 feet; thence run North 15 degrees 50 minutes 44 seconds East for a distance of 21.66 feet; thence run North 72 degrees 48 minutes 16 seconds East for a distance of 82.72 feet; thence run North 30 degrees 24 minutes 32 seconds East for a distance of 61.59 feet; thence run South 85 degrees 33 minutes 32 seconds East for a distance of 91.11 feet; thence run North 70 degrees 27 minutes 16 seconds East for a distance of 65.63 feet; thence run North 02 degrees 03 minutes 54 seconds East for a distance of 21.82 feet; thence run North 35 degrees 26 minutes 27 seconds West for a distance of 494.91 feet; thence run North 74 degrees 15 minutes 09 seconds West for a distance of 1273.23

Exhibit A

Legal Description

Continued Page 3

feet; thence run South 23 degrees 56 minutes 45 seconds West for a distance of 990.06 feet to the POINT OF BEGINNING.

LESS AND EXCEPT a parcel of land situated in the West half of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of said Section 19; thence run South 87 degrees 27 minutes 39 seconds East along the North line of said Section 19 for a distance of 2659.31 feet; thence leaving said North line run South 00 degrees 05 minutes 26 seconds West for a distance of 1322.72 feet; thence run North 87 degrees 42 minutes 01 seconds West for a distance of 106.74 feet to the Point of Beginning of the property hereon described; thence continue along the last described course for a distance of 1227.08 feet; thence run South 00 degrees 14 minutes 21 seconds West for a distance of 1353.31 feet; thence run South 13 degrees 41 minutes 09 seconds West for a distance of 982.29 feet; thence run South 74 degrees 23 minutes 48 seconds East for a distance of 529.47 feet; thence run North 21 degrees 40 minutes 28 seconds East for a distance of 2583.54 feet to the POINT OF BEGINNING.



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